

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SDR-27314 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-27309 AND ZON-27311 - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED 17,620 SQUARE-FOOT RETAIL DEVELOPMENT, INCLUDING A 2,000 SF MEDICAL OFFICE BUILDING WITH WAIVER TO ALLOW A 3.5-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE A FIFTEEN FOOT LANDSCAPE BUFFER IS REQUIRED on 2.1 acres on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225, 294, 295 and 332), Ward 5 (Barlow)

C.C.: 08/06/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards and Protest Letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JUNE 26, 2008

PETER LOWENSTEIN, Planning and Development Department, stated the site plan had been revised since the 6/10/2008 Planning Commission meeting and noted the on-site traffic circulation has been improved. He recommended approval.

LYNN AFFLECK, 4987 Idaho Avenue, appeared with MARCEL and UZOMA EZEOKÉ, the applicants. MR. AFFLECK briefly went over the site plan, pointing out the improved traffic circulation and the reduced building size.

CHAIR GOYNES expressed concern with the possibility that the bars of the wrought iron fence would be pulled apart to allow cut-through pedestrian traffic. MR. EZEOKÉ stated the gauge of wrought iron that would make up the fence is resistant to pulling.

EDDIE WATSON, 1624 J Street, and ROBERT WHITE, 1248 Bartlett Avenue, appeared in support. MR. WATSON stated that the applicant has gone above and beyond what was required and emphasized the applicant's dedication to the community.

COMMISSIONER TRUESDELL thanked the applicant for addressing the site circulation concerns, stating that this site plan was a much better project for the community.

COMMISSIONER TROWBRIDGE noted that the project's only concern pertained to the site's traffic circulation and the applicant addressed that issue. He expressed his support.

CHAIR GOYNES declared the Public Hearing closed.

